

LIMITED BUSINESS (LB) DISTRICT

Purpose and Intent:

The LB, Limited Business District is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

Additional Requirements:

1. No more than fifty thousand (50,000) square feet of gross floor area per use shall be permitted on a lot.
2. No more than one hundred thousand (100,000) square feet of gross floor area shall be permitted per development.
3. Outside storage shall be restricted to an area within twenty (20) feet of the principal building or structure and shall not encroach into any required planting yard.

Permitted Uses:

AGRICULTURAL USES

Agricultural Production (crops)
Animal Services (other) **D**
Forestry

RESIDENTIAL USES

Shelters, Temporary **D [AOD]**

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)-

Accessory Uses and Structures (customary)
Caretaker Dwellings **D [AOD]**
Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**
Disabled Motor Vehicles **D**
Satellite Dishes/TV and Radio Antennae (Accessory) **D**
Swimming Pools **D**

RECREATIONAL USES

Athletic Fields
Billiard Parlors
Bingo Games
Clubs or Lodges
Coin Operated Amusements
Dance Schools
Fortune Tellers, Astrologers
Golf Courses, Miniature
Martial Arts Instructional Schools
Physical Fitness Centers
Public Parks **D**
Public Recreation Facilities **D**
Sports Instructional Schools
Sports & Recreation Clubs, Indoor

EDUCATIONAL AND INSTITUTIONAL USES

Ambulance Services
Cemeteries/Mausoleums **D**
Churches **[AOD]**
Day Care Centers, Adult (29 or less) **D [AOD]**
Day Care Centers, Adult (30 or more) **D [AOD]**
Day Care Centers, Child (29 or less) **D [AOD]**
Day Care Centers, Child (30 or more) **D [AOD]**
Fire Stations
Government Offices
Libraries **[AOD]**
Museums or Art Galleries **[AOD]**
Police Stations, Neighborhood
Post Offices
School Administration Facilities

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Banks, Savings & Loans, or Credit Unions **D**
Barber Shops
Beauty Shops
Clothing Alterations or Repairs
Computer Maintenance and Repairs
Computer Rental & Leasing
Computer Services
Economic, Socio., or Educational Research
Employment Agencies, Personnel Agencies
Engineering, Architect, or Survey Services
Equipment Rental & Leasing (no outside storage)**[WCA]**
Equipment Repairs, Light **[WCA]** **D**
Finance or Loan Offices
Insurance Agencies (no on-site claims insp.)
Insurance Agencies (carriers/on-site claims)
Kennels or Pet Grooming Services **D**

Continued - Business, Professional, & Personal Services

Laundromats, Coin-Operated
Laundry or Dry Cleaning Plants **[WCA] D**
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Medical or Dental Laboratories
Medical Equipment Rental and Leasing
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Photocopying and Duplicating Services
Photography, Commercial
Photography Studios
Real Estate Offices
Rehabilitation or Counseling Services
Shoe Repair or Shoeshine Shops
Stock, Security or Commodity Brokers
Tanning Salons
Tourist Homes (Bed & Breakfast) **D**
Travel Agencies
Veterinary Services (Other) **D**
Vocational, Business or Secretarial Schools
Watch or Jewelry Repair Shops
Wireless Communication Business

RETAIL TRADE

Antique Stores and Used Merchandise Stores **D**
Arts & Crafts
Bakeries
Book Stores
Bulky Item Outdoor Display **D**
Camera Stores
Candy Stores
Caterers **D**
Clothing, Shoe and Accessory Stores
Computer Sales
Convenience Stores (with gasoline pumps) **[WCA]**
Convenience Stores (without gasoline pumps)
Dairy Products Stores
Department, Variety or Gen Merchandise Stores
Drug Stores
Fabric or Piece Goods Stores
Floor Covering, Drapery or Upholstery
Florists
Food Stores
Furniture Sales
Gift or Card Shops

Continued – Retail Trade

Hardware Stores
Hobby Shops
Home Furnishings, Miscellaneous
Jewelry Stores
Luggage or Leather Goods Stores
Miscellaneous Retail Sales
Musical Instrument Sales
Newsstands
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawn Shop
Pet Stores
Record and Tape Stores
Restaurants (with drive-thru)
Restaurants (no drive-thru) **D**
Restaurants (serving mixed alcoholic bev) **D**
Service Stations, Gasoline **[WCA]**
Sporting Goods Stores
Stationery Stores
Television, Radio or Electronic Sales
Tobacco Stores
Video Tape Rental and Sales

TRANSPORTATION, WAREHOUSING AND UTILITIES

Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**
Demolition Debris Landfills, Minor **[WCA] D**
Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers
- Other

Utility Service Facilities **D**

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6)
High Mast Outdoor Lighting > 50' in ht. **D**

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))

- Arts and Crafts Shows

D	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
S	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
Z	Overlay Zoning Required.
WCA	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
R	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
AOD	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

LIMITED BUSINESS (LB) DISTRICT

DIMENSIONAL REQUIREMENTS:

<i>Minimum Lot Size</i>	15,000 square feet , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record).
<i>Minimum Lot Width</i>	80 feet
<i>Minimum Street Frontage:</i>	80 feet
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	25 feet from the property line or 50 feet from the centerline of the street whichever is greater
Minor Thoroughfare	30 feet from the property line or 65 feet from the centerline of the street whichever is greater
Major Thoroughfare	35 feet from the property line or 80 feet from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks:</i>	
Adj. to Non-Res. Zoning	10 feet
Adj. to Res. Zoning	25 feet
<i>Maximum Height:</i>	50 feet , (No more than three (3) full or partial stories entirely above grade.)

Notes:

- *Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning*

district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the same as the minimum interior setback for the zoning district.

This City of High Point zoning district fact sheet has been compiled by the Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.